



# 1045 Sutherland Avenue 37 Kelowna British Columbia

\$275,000

Welcome to the best-priced unit in the 55+ community of Wedgewood! Offered nearly \$60,000 below assessed value, this home presents an exceptional opportunity for buyers to update and personalize the space to their own tastes. The Wedgewood is renowned for its welcoming atmosphere, in-house restaurant, outstanding amenities, and vibrant social calendar - all just steps from Capri Centre Mall. Unlike a typical apartment, this garden, end-unit suite offers a warm, home-like feel with easy accessibility to the outdoors. Conveniently located on the ground/parkade level, the home stays naturally cool during the summer months when the windows are open, providing added comfort and potential energy savings. The spacious living room and enclosed sunroom overlook the beautifully maintained courtyard, lush gardens, and tranquil creek, creating a peaceful setting to enjoy throughout the year. Now vacant and move-in ready, this home is available for immediate possession at your convenience. (id:6769)

Utility room 4'9" x 3'3"

Sunroom 6'9" x 20'10"

Primary Bedroom 16'2" x 11'1"

Living room 15'3" x 13'6"

Laundry room 7'3" x 10'9"

Kitchen 12'10" x 8'8"

Dining room 11'11" x 8'3"

Den 9'6" x 9'3"

Bedroom 11'1" x 10'5"

Full bathroom 4'11" x 9'6"

Full ensuite bathroom 9'5" x 5'1"

Listing Presented By:



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Royal

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